



29 Oak Road, North Duffield, Selby, Yorkshire, YO8 5TN

Semi-Detached Property | Two Double Bedrooms | No Onward Chain | Driveway Parking | Conservatory | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Oil Heating
- Council Tax Band C
- Desirable Village Location
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - D
- Conservatory

Offers Over £190,000

Jigsaw move are pleased to welcome you to this delightful semi-detached house on Oak Road. Nestled in the charming village of North Duffield, Selby the property presents an excellent opportunity for first-time buyers.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The addition of a conservatory enhances the living area, providing a bright and airy space that can be enjoyed throughout the year.

The house features a well-appointed bathroom, ensuring convenience for all residents. The property boasts two double bedrooms, making it ideal for small families or couples seeking a comfortable living space. The property also benefits from driveway parking, accommodating up to three vehicles, which is a valuable asset in this desirable village location.

The property is situated within the popular village location of North Duffield. This sought after village hosts a range of local amenities including; primary school, post office, public house, community centre, play park and doctors surgery. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

This property is a fantastic opportunity for those looking to step onto the property ladder in a sought-after area. With no onward chain, this home is ready for you to move in and make it your own. Don't miss your chance to view this charming home that combines comfort, convenience, and a lovely village lifestyle.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 10'3" x 15'1" (3.12m x 4.60m)

Kitchen 9'9" x 13'4" (2.96m x 4.07m)

Conservatory 8'11" x 12'2" (2.71m x 3.72m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'10" x 13'5" (3.30m x 4.08m)

Bedroom Two 8'5" x 13'6" (2.57m x 4.11m)

Family Bathroom 6'0" x 6'0" (1.82m x 1.83m)

EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.



MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

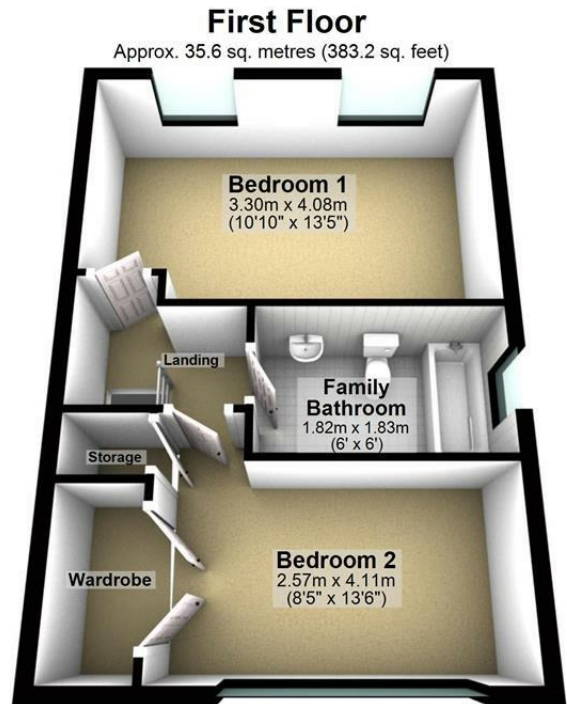
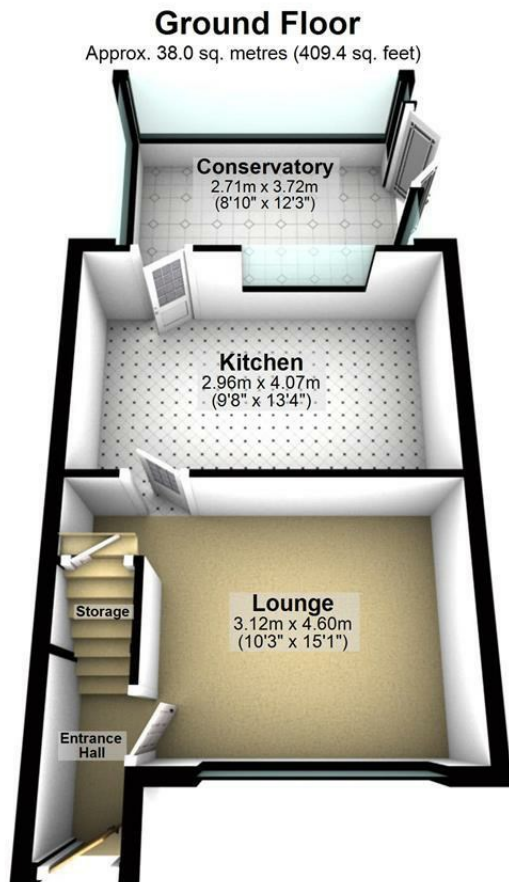
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

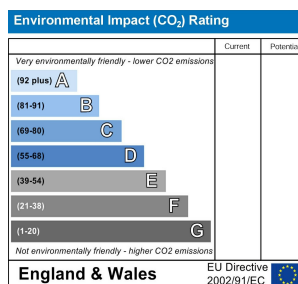
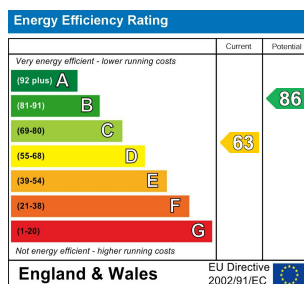
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 73.6 sq. metres (792.6 sq. feet)



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